

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET

October 19, 2004

1:30 P.M.

Members Present: Timothy S. Mackey, Chairman
Patricia McIntosh, Vice Chairman
Lacy A. Manigault, Secretary
Robert Ray, Treasurer
Melissa Jest
J. P. Jones
Stephen R. Lufburrow
Alexander S. Luten
Walker McCumber
Lee Meyer
Helen L. Stone

Members Not Present: Russ Abolt
Michael Brown
Freddie B. Patrick

MPC Staff Present: Thomas L. Thomson, Executive Director
Charlotte L. Moore, Director of Development Services
Gary Plumbley, Development Services Planner
Amanda Bunce, Development Services Planner
James Hansen, Development Services Planner
Marilyn Gignilliat, Secretary

Advisory Staff Present: Robert Sebek, County Zoning Administrator

I. Call to Order

Chairman Mackey called the meeting to order. He explained the agenda for the benefit of those citizens who are attending the meeting for the first time.

II. Notices, Proclamations and Acknowledgments

A. Item(s) Requested to be Removed from the Final Agenda

Zoning Petition – Map Amendment

Richard W. Collins, Agent
(for Housing Authority of Savannah, Owner)
MPC File No. Z-040402-55623-2

This item is requested to be continued to the November 2, 2004 MPC meeting.

AND

General Development Plan

Hope VI, Phase IV
Various Blocks of Waters Avenue, Graydon Street, Bolton Street & Ash Street
Housing Authority of Savannah (HAS), Applicant
Jay Maupin, P.E., (EMC Engineering), Agent
Proposed R-I-P-B Zoning District
PIN: Multiple (See Zoning Map. PIN 2-0042-05-029 not included.)
MPC File No. P-040714-49299-2

This item is requested to be continued to the November 2, 2004 MPC meeting.

Mr. Ray **moved** to approve the petitioner’s request. Ms. Stone seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to approve the petitioner’s request to continue MPC File No. Z-040402-55623-2 and MPC File No. P-040714-49299-2 to the November 2, 2004 MPC meeting. Voting were Mr. Lufburrow, Mr. Meyer, Ms. Stone, Mr. Manigault, Mr. Luten, Mr. Ray, Mr. Jones, Mr. McCumber, Ms. McIntosh, and Ms. Jest.

III. Consent Agenda

A. Approval of the October 5, 2004 MPC Meeting Minutes and Briefing Minutes

Mr. Jones **moved** to approve the minutes. Mr. Ray seconded the motion.

MPC Action: The motion to approve the October 5, 2004 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

B. Master Plan Amendment

Berwick Plantation
705 Berwick Boulevard
Tract K
PIN 1-1008-02-047
1911.35 acres – Total Development
82 acres – Area Being Amended
PUD-C Zoning District
Thomas and Hutton Engineering Company, Engineer
Jeff Jepson and Cristy Lawrence, Agents
Southbridge Development Company, Owner
MPC Reference File No.Z-001009-53586-1 and M-040428-49901-1
MPC File Number M-040929-58621-1

Nature of Request: The petitioner is requesting approval of a revised Master Plan for Berwick Plantation, located on the west side of U. S. Highway 17 South approximately 1,000 feet north of Larchmont Drive within a PUD-C (Planned Unit Development-Community) zoning district.

Staff Recommendation: **Approval** of the amended Berwick Plantation Master Plan subject to the following conditions: 1) approval by the County Engineer; and, 2) submit verification to the MPC staff that the proposed development on Tract K has been approved by the Southbridge Homeowners Association. A General Development Plan for Tract K will not be approved without such verification.

Speaking about the petition: Ms. Cristy Lawrence, project engineer, stated that the proposed townhome project would be designed to preserve as much open space as possible. The minimum buffer would be 25 feet. The Specific Development Plan would return to the Planning Commission.

Mr. Lufburrow **moved** to approve the staff recommendation. Mr. Ray seconded the motion.

MPC Action: **The motion to approve the staff recommendation carried.** Voting in favor of the motion were Mr. Lufburrow, Mr. Meyer, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, and Mr. McCumber. Ms. Jest abstained from voting because of the lack of clear information about how careful the developer would be to protect the surrounding wetlands and about road and traffic issues and buffering and about the criteria that apply when varying a buffer requirement.

C. Specific Development Plan
Building Elevations and Landscape Plan

Titan Office Buildings
Formerly Abercorn Site Investors Office Park
785 King George Boulevard
Lot 2 – Georgetown Center
PIN 1-0993-02-037
1.43 acres
PUD-C Zoning District
MPC File No. P-040622-35679-1
MPC Reference File No. S-93-10185-C
Kern-Coleman and Company, Engineer
Mark Crapps, Agent
Abercorn Site Investors, LLC Owner

Nature of Request: The petitioner is requesting MPC approval of the Building Elevation Plan and Landscape Plan for a proposed office complex located on the south side of King George Boulevard within a PUD-C (Planned Unit Development-Community) zoning district.

Staff Recommendation: **Approval** of the Building Elevation Plan and Landscape Plan subject to approval of the Landscape Plan, including the Tree Protection Plan, by the County Arborist.

Mr. Luten **moved** to approve the staff recommendation. Mr. McCumber seconded the motion.

MPC Action: **The motion to approve the staff recommendation carried with none opposed.** Voting were Mr. Meyer, Mr. Lufburrow, Mr. Manigault, Ms. Stone, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest.

IV. Old Business

A. Minor Subdivision/Final Plat

Parkersburg Road Subdivision
113 Parkersburg Road
PIN 1-0306-08-001
2 lots – 0.58 acres
R-1 Zoning District
EMC Engineering Company, Surveyor
Murray Marshall, Agent
Vincent Sikorski, Owner
MPC File No. S-040730-5555-1

Nature of Request: The petitioner is requesting MPC approval of a two-lot Minor Subdivision located at the southwest corner of Parkersburg Road and Lisbon Court within an

R-1 (Single Family Residential) zoning district. The petitioner is requesting the following variances:

- A variance from the requirement to dedicate 15 feet for additional right-of-way on both lots along Parkersburg Road;
- A variance from the requirement to dedicate 22.5 feet for additional right-of-way on Lot 2 along Lisbon Court; and,
- A 40 foot front yard building setback variance (from the required 60 feet) for both lots along Parkersburg Road.

Staff Recommendation: **Approval** of the following variances: 1) a variance from the requirement to dedicate 15 feet for additional right-of-way on both lots along Parkersburg Road; 2) a variance from the requirement to dedicate 22.5 feet for additional right-of-way on both lots along Lisbon Court; and, 3) a 40 foot front yard building setback variance (from the required 60 feet) for both lots along Parkersburg Road. Staff further recommends **approval** of the proposed Minor Subdivision subject to the following conditions: 1) show the signature of the owner on the Final Plat; 2) demonstrate to the satisfaction of the County Engineer that the site of the proposed subdivision does not contain a landfill; 3) show the address of all lots on the Final Plat as follows: Lot 1 – 115 Parkersburg Road; Lot 2 – 113 Parkersburg Road; 4) provide the following note on the Final Plat: “The residential structures on both lots within this subdivision shall be oriented toward Parkersburg Road;” and, 5) approval by the Chatham County Health Department and the County Engineer.

Speaking about the petition: Murray Marshall, agent for the owner, stated that the current site plan that is before the Board would not change much although the garages might shift back or pivot away from Lisbon Court. No trees that are shown on the plan would be taken down to build the houses. An accurate tree survey is shown on the plan.

Mr. Lufburrow **moved** to approve the staff recommendation. Mr. McCumber seconded the motion.

MPC Action: **The motion to approve the staff recommendation carried.** Voting in favor of the motion were Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Mr. Ray, Mr. Jones, Mr. McCumber, and Ms. Jest. Voting against the motion were Mr. Meyer and Ms. McIntosh.

V. Regular Business**A. Zoning Petitions – Map Amendments**

1. Harold B. Yellin, Agent
(for William and Muriel Wallace and Teresa Rodewolt, Petitioners)
2002 Gladstone Street
MPC File No. Z-040917-54601-2

Issue: Rezoning from I-P (Institutional-Professional) and R-6 (One-Family Residential) zoning classifications to PUD-IS-B (Planned Unit Development-Institutional) and R-6 classifications in conjunction with General Development Plan approval.

Policy Analysis: The submittal of a General Development Plan in conjunction with the rezoning petition will ensure that the proposed uses and development standards will complement the Sandfly Community.

Staff Recommendation: **Approval** of the request to rezone the subject property from I-P and R-6 classifications to PUD-IS-B and R-6 classifications in conjunction with General Development Plan approval in accordance with Section 8-3031(D)(1)(a). **Approval** of a change of the Future Land Use Map classification for the portion of the property to be rezoned to PUD-IS-B from Single Family Residential to Retail/Office/Commercial.

Speaking about the petition: Harold Yellin, agent, stated that because of the requirements of Section 8-3031, what is shown on the plan remains with the property unless the MPC is petitioned for a change.

Dan Gay, Landscape Architect, stated that it is possible that the northern buffer could be changed to 25 feet all along the northern property line, including Phase 1, if a 10 foot variance is granted for the building setback line on Varnedoe Drive. This would push the building even farther away from the residential zoning. In doing that, the petitioner would also like to change the buffer on the south to a five foot buffer which includes a six foot fence.

John McMasters, County Commissioner, District 3, stated that the area is predominantly a residential, historic community. He urged the MPC to side with the community and to let the Mayor and Aldermen make the final decision.

Herbert Kemp, Sandfly Betterment Association, stated that this issue has been driven by real estate sales. Initially, residents were told that one dental office would be built. Now, three buildings are proposed. This is unacceptable.

Minister Anthony L. Maxwell, opposed to the proposed development, asked that the zoning on the property remain as initially proposed.

Muriel Wallace, owner of subject property, stated that the property belonged to her family. Now that the property is

sandwiched between Memorial Stadium and an apartment complex, it is no longer feasible to use for a single family residence.

Mr. McCumber **moved** to approve the staff recommendation for the zoning and the General Development Plan. Mr. Lufburrow seconded the motion.

MPC Action: **The motion failed.** The motion was to approve the staff recommendation for the zoning (MPC File No. Z-040917-54601-2) and the General Development Plan (MPC File No. P-040929-30707-2). Voting in favor of the motion were Mr. Lufburrow and Mr. McCumber. Voting against the motion were Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, and Ms. Jest. Mr. Meyer and Ms. Stone were not in the room when the vote was taken.

General Development Plan

Sandfly Office Development
Varnedoe Drive
Harold Yellin, Agent (Hunter Maclean Exley & Dunn)
Day Gay, Landscape Architect (Thomas & Hutton)
Proposed PUD-IS-B Zoning District
PIN: 2-0429-01-015
MPC File No. P-040929-30707-2

Nature of Request: The petitioner is requesting approval of a Master Plan/General Development Plan (General Plan) in conjunction with rezoning of the subject property from R-6 (One-Family Residential) and I-P zoning classifications to proposed PUD-IS-B (Planned Unit Development-Institutional) and R-6 classifications in accordance with Section 8-3031(D)(1)(a) of the City of Savannah Zoning Ordinance (See MPC File No. Z-040917-54601-2).

Staff Recommendation: **Approval** of the Master Plan/General Plan with the following conditions: 1) a subdivision plat of the property shall be submitted to create two separate lots of record; 2) additional information shall be provided to determine if the parking calculations are correct. The warehousing portion of the office in Phase I shall be a storage area for a general office use and the parking space requirement shall be recalculated; 3) the comments from the various City infrastructure departments shall be addressed; 4) a General Plan shall be provided for Lot 2 and Lot 3. If changes to the approved Master Plan are proposed, an amended Master Plan shall also be provided; 5) utilities shall not be installed in required buffers; and, 6) one freestanding directory sign shall be allowed that is not greater than 10 feet in height. The sign shall be externally illuminated. **Approval** of the following variances: 1) a variance to reduce the required buffer adjacent to the northern property line from 50 feet to 15 feet, a reduction of 35 feet. Within the buffer, a six foot high opaque fence shall be installed and vegetation to include small trees such as crape myrtle shall be planted. Fence details, including materials and color, shall be provided. The proposed vegetation shall appear on the Landscape Plan; and 2) a variance to reduce the required buffer adjacent to the southern property line from 50 feet to 15 feet, a reduction of 35 feet. Within the buffer, a six foot high opaque fence shall be installed and vegetation to include small trees shall be planted Fence details, including materials and color, shall be provided. The proposed

vegetation shall appear on the Landscape Plan. Written permission shall be obtained from SEPCO in order to plant in its easement.

Note: Action on this petition was included in the previous motion.

2. Murray K. Barnard, AIA, Agent
(for Jeffrey Dorsten, Petitioner)
209 East 40th Street
MPC File No. Z-040921-32472-2

Issue: The rezoning of 0.10 acres from an R-I-P (Residential-Institutional-Professional) classification to a B-C (Community Business) classification.

Policy Analysis: The proposed rezoning is consistent with the City's Future Land Use Plan which calls for commercial uses on the south side of 40th Street at this location. However, the proposed B-C district is not appropriate for a property of this size in that parking and buffer requirements cannot be met without variances. Also, the B-C district would permit uses that are incompatible with the surrounding residential development.

Staff Recommendation: **Denial** of the request to rezone the subject property from an R-I-P (Residential-Institutional-Professional) classification to a B-C (Community Business) classification.

Speaking about the petition: Murray Barnard, agent for petitioner, and Mr. Russo, the neighboring property owner, who would like to expand his seafood market business to incorporate the subject property.

Mr. McCumber **moved** to continue the petition until November 16, 2004 in order to gather additional information on buffers and parking requirements. Mr. Ray seconded the motion.

MPC Action: **The motion to continue the petition until November 16, 2004 carried.** The purpose of the continuance is to gather additional information on buffers and parking requirements. Voting in favor of the motion were Mr. Mackey, Mr. Luten, Mr. Manigault, Mr. Ray, and Mr. McCumber. Voting against the motion were Mr. Jones, Ms. Jest, and Ms. McIntosh. Mr. Meyer, Mr. Lufburrow, and Ms. Stone were not in the room when the vote was taken.

B. Zoning Petition – Text Amendment

Text Amendment to the City of Savannah Zoning Ordinance

Re: Amend Section 8-3025(b), B and I Use Schedule, Use (52a) to Allow Outside Display of Motorscooters

Petitioners: Pam and Viet Hoang

MPC File No. Z-041001-39458-2

Issue: Amending Section 8-3025(b) of the City of Savannah Zoning Ordinance to allow outside display of motorscooters.

Staff Recommendation: **Denial** of the amendment to allow outside display of motorscooters within the B-H district (Section 8-3025(b), Use 52a).

The petitioners were not present.

Mr. Jones **moved** to approve the staff recommendation. Ms. Jest seconded the motion.

MPC Action: **The motion to approve the staff recommendation carried.** Voting in favor of the motion were Ms. Jest, Mr. Jones, Mr. Ray, Ms. McIntosh, Mr. Luten, and Mr. Manigault. Mr. McCumber voted against the motion. Mr. Meyer, Mr. Lufburrow, and Ms. Stone were not in the room when the vote was taken.

VII. Other Business

Community Meeting

Mr. Thomson stated that a community meeting in conjunction with the Westside Plan has been scheduled for Thursday, October 21, 2004 at 6:00 PM at St. Mark’s Church on Louisville Road.

Mr. Mackey asked that the Board receive notification about any community-oriented meeting, whether facilitated by staff or not. This notification could be done by regular mail or e-mail.

VII. Adjournment

There being no further business to come before the Commission, the October 19, 2004 Regular Meeting was adjourned.

Respectfully submitted,

Thomas L. Thomson, P.E., AICP
Executive Director

Note: Minutes not official until signed